

Patrick E. Gorman, Board of Directors Monthly Board Meeting
Monday March 13th, 2023

Board of Directors- Mr. Wright, Mr. Campbell, Ms. Powell, Ms. Fields, Ms. Padmore, Mr. Bender, Ms. Johnson(excused)

Staff- Ms. Joseph(Site Manager), Mr. Fuerst(Metro), Mr. Marque(Superintendent), Ms. Khindri (Attorney), Mr. Budija (Metro), Ms. Williams (HCR), Mr. Burris

Shareholder Segment –

Concerns-Ms. Phillips 1381/apt. 6J: Ms. Phillip spoke concerning her thoughts on the aftermath of the fire in apt. 6K(1381). Ms. Phillip asked when the restoration of the apartment would happen. She stated her apartment was infested because of the fire and the methods used to get rid of whatever bugs were in the apartment. Ms. Phillip also has some repairs to be made to her apartment stemming from the fire and wanted to know when this would happen Ms. Joseph stated that she had received two bids from companies that handle asbestos removal, she also said a company was coming to clean the debris from the apartment tomorrow. Ms. Joseph further explained she is waiting for the approval of the asbestos cleanup from HCR. Ms. Williams stated the approval went through. She apologizes for not emailing Ms. Joseph but will do so tomorrow.

Mr. Bender asked if everything has been taken out of 6K? Ms. Joseph stated all the debris had been taken out in bags and put onto the company's transportation, nothing was left for our staff to dispose of. Mr. Bender asked Ms. Joseph how long it would take for the asbestos to be cleaned and taken from the apartment. Ms. Joseph said not more than a day, that's why she wants all work to be done in the apartment arranged.

Parking Garage- Ms. Phillip was upset because she came from the outside parking to inside but the spot, she was offered wasn't the spot she wanted. Spot 11 is what she wanted , unfortunately the spot went to another shareholder. Ms. Phillip has spot 13, Mr. Bender explained that the other person had a medical condition and a letter from her physician that prompted management to offer her that spot which is closer to the stairs in the garage. Ms. Phillip stated this was the wrong way to use the garaged list. Ms. Fields stated if a person has a spot in the

garage and wishes to transfer to an empty spot why is it a issue as long as the next person on the list has a spot? Ms. Joseph stated she has a list of shareholders that wish to change their spots in the office.

Agenda- Motion to approve the agenda by Mr. Campbell 2nd Ms. Powell All ayes Motion Carried

Metro- Mr. Fuerst will be retiring , Mr. Tom Budija will be replacing him. Mr. Fuerst stated it has been a pleasure working with the directors at Gorman for the 15 years his firm had the contract and would miss Patrick E. Gorman. Mr. Budja stated he would be on call to reach out to him at any time

Management Report- Ms. Joseph had two changes to her report:

1.**Site visit-** Ms. Williams from HCR has changed her site visit to March 30,2023. Ms. Joseph asked to change the visit to the 16th at 10 am and Ms. Karen Blumberg would also be with Ms. Williams.

2. **Façade-** The engineers are doing a wall-through on Thursday March 16th at 10am before beginning the project.

Elevators- Mr. Bender asked about the statues of the B elevator in 1381. Ms. Joseph stated she wrote a check for the amount that is owed to Champion , Mr. Wright signed the check, and it was sent to HCR for approval. The amount of the check was \$90,190.00.

Mold- Another company came out to assess the mold issue in apt. 14D/1371 - **1381/14F** and the cleaning of the apartment.

Mr. Campbell questioned what type of cleaning was to be done in this apartment and who is doing the cleaning? Ms. Joseph stated there is a list of things that must be done after the mold is taken care of, she needed clarity on the issue of who is responsible to clean the apartment after the mold issue is taken care of.

Mr. Bender asked if the mold was the result of a busted pipe that hadn't been taken care of in a timely fashion? Ms. Fields asked if each apartment could be tested for mold presence?

Ms. Joseph stated mold companies aren't cheap but will ask the company used for apartment 14D(1371) for a quote to inspect for mold. Mr. Fuerst said to get a quote let the board know if it's not too high use them. Mr. Bender asked if apt. 6K was tested for mold? Ms. Joseph said yes, and she submitted the results to the board. Mr. Bender asked Ms. Williams if we needed to obtain bids to have

apartments tested as they are presented?

1371/apt.5J – This shareholder stated a company she hired was picking up broken tile to replace it with new and discover there was asbestos under the tile. She wants the coop to pay to have the asbestos removed and pay for the cost of the new tile. Firstly, the shareholder did not alert management she was having work done in her apartment, secondly when putting down any flooring the old flooring must stay on the floors.

Mr. Campbell suggested the attorney and stated handle this issue for further clarity.

Ms. Powell stated in our policy and procedures it states not to remove the old tiles when putting down flooring.

Ms. Fields suggested we have a meeting explaining the policy and procedures here at Gorman.

Ms. Padmore stated this wouldn't apply to everyone if we have a meeting to read them.

Ms. Fields asked if there are amendments sent out to shareholders?

Mr. Bender stated there has been nothing sent out concerning the by-laws.

Mr. Wright suggested that a copy highlighting the issue of flooring be sent to each shareholder, not just a flyer on the wall also letting the shareholder know to contact management before doing any renovations to their apartments.

Mr. Wright asked Ms. Khindri say concerning issues of this nature?

Ms. Khindri stated the co-op is responsible to make any apartment habitable but if a shareholder violates the rules, then the person must deal with consequences. She will investigate the claim for this apartment. Mr. Fuesrt what that shareholder did was against the housing rules and therefore is responsible for all damage. Ms. Khindri stated that violated the city codes by removing asbestos without permission. The cost for the removable must be returned to the shareholder.

Mr. Fuerst asked Ms. Joseph what happened with the debris from the asbestos.

Ms. Joseph stated she would ask the shareholder tomorrow.

Mr. Campbell asked Ms. Williams again what should be done in this type of situation.

Ms. Williams stated she didn't have an answer but would ask in her legal department at the state.

MD Lease- Mr. Wright spoke stating there were issues with the renovations that the new MD wanted to have done in the office. Because of these issues there

was a hold-up in signing the lease. He also stated that Dr. Scott has turned over the office to a new cooperation of doctors and management should speak with them. Mr. Campbell stated Mr. Wagner should have a copy of the lease, please contact his office.

Legal-Mr. Bender was concerned that the arrears were going down in 1371 but not 1381.

1381/apt. 1G This person of record in the apartment is Michael White, he does not have succession rights. Mr. Campbell asked Ms. Joseph what action has been taken for the maintenance to be paid. He also stated when Mr. White will pay the maintenance when he is taken to court. Ms. Joseph said he can't be taken to court because he doesn't have succession rights. Mr. Campbell again reiterated that this person has been in court already, Ms. Joseph stated she will give this information to the attorney.

1381/apt. 4F- Ms. Lipford sister has succession rights to this apartment and has been on court for a couple of years still there is no movement on the arrears. Ms. Joseph stated she is waiting to hear if enwrapped will pay her arrears. Mr. Fuest stated Mitchell Llamas is not eligible for ewrapped program.

1381/apt.4K this shareholder is referred to the lawyer for non-payment.

1381/apt. 6a Ms. Joseph stated no family members are interested in handling this apartment

Ms. Khindri stated she will ask Mr. Wagner to prepare a resolution concerning the abandoned apartments.

Ms. Khindri stated basically these family members that do not come forward to handle the abandoned apartments, the apartments should revert to the cooperation.

Motion Mr. Campbell motion that the resolution that came from the attorney be used to handle disposing of abandoned apartments.

Mr. Wright questioned how many members of the board had read the resolution before voting, four members did not read the resolution, he stated he doesn't feel comfortable voting on something he hasn't read. The motion did not go through. Mr. Campbell suggested that the members read the resolution and take a telephone vote, which was accepted. The decision will be sent to Ms. Khindri.

1382/apt.8D Mr. Campbell said.to Ms. Joseph to stay on the family because they say one thing and do another. Ms. Joseph stated they wanted to speak with someone at Metro before surrendering the keys. Mr. Wright asked if these issues

are with the L& T attorneys and when do they go to court. Ms. Joseph stated she constantly check payments and sends letters to attorneys when a shareholder isn't paying as promised.

Mr. Wright asked if it was necessary to go through each apartment, Mr. Campbell stated this is very important so yes, we do. Ms. Joseph stated she starts proceedings after three months of arrears.

1381/apt. 16J There are no succession rights to this apartment, Ms. Joseph stated that this application to ewrapped has been denied.

Ms. Padmore suggested Mr. Campbell visit the management office to go over rent rolls with Ms. Joseph. Mr. Bender said he had done this with Ms. Joseph.

1381/apt. 14K Ms. Padmore asked if 14K (who has paid in full the back rent) has succession rights? Mr. Bender stated the paperwork is being worked on.

1381/17B Ms. Powell asked if his car is still in the garage. Ms. Joseph said she would check, Mr. Campbell stated that wasn't his spot.

Motion to accept the management report by Mr. Campbell 2nd Ms. Powell All ayes Motion Carried

Sprinkler System- Ms. Padmore asked about the sprinkler system if we received a violation, she also wanted to know who does the testing.

Ms. Joseph said we hadn't received a fine and had time to get the sprinkler inspected. NY Plumbing was called after the fire department said it needed to be checked by April or we would be in violation and receive a fine.

Ms. Fields asked how often the system is supposed to be checked. The fire department checks the sprinkler system periodically.

Mr. Bender stated the system will be checked tomorrow.

1381/apt. 6K Ms. Powell asked about the request made by Ms. Jackson to relocate to another apartment while her present one is being renovated.

Ms. Joseph stated that Ms. Williams was sent a letter concerning this issue.

Ms. Williams stated because of the amount of arrears owed her supervisors decided not to honor this request. Ms. Fields asked if she could get another apartment despite the high arrears. Ms. William said she would ask her supervisors again and let management know their decision and then email the board.

Ms. Padmore asked if Ms. Jackson could get another apartment who would pay that rent? Mr. Campbell said if Ms. Jackson was to move into another apartment what happens if she can't pay the rent?

Mr. Wright stated since she has no keys to the apartment and hasn't been in the apartment for months, she should not have to pay for the time she is out of the apartment. Ms. Joseph stated Ms. Jackson has the new key to the apartment.

Ms. Powell stated no one is supposed to be living in that apartment. Ms. Joseph stated she isn't living there because of asbestos and other issues.

Mr. Wright stated the locks were changed after the fire department left and she shouldn't have to pay rent when she hasn't been in the apartment in months.

Ms. Padmore asked if the clock stops on maintenance because you're not living in the apartment?

Ms. Joseph stated the board should have something in writing in case something like this happens again to prevent a shareholder from returning to their apartment.

Mr. Campbell asked Ms. Williams how this should be handled.

Ms. Williams thought she was out of the apartment because of arrears not the fire.

Mr. Bender stated the insurance company has settled on an amount for the fire's damage.

Mr. Wright stated our priority must be to get Ms. Jackson and her family back in a livable apartment, the other damage apartments will be taken care of after Ms. Jackson's. The damage to the other apartments is such that the shareholders are still able to live in their apartments while Ms. Jackson can't occupy her apartment.

Honest Elections- Mr. Bender stated the state approved using them for an election. Mr. Wright asked what date we are looking at? Mr. Bender suggested the third Thursday in May (18th) Mr. Wright asked why not April? Mr. Bender stated it's too soon we must give the shareholders notice.

Ms. Joseph asked if this is a shareholder meeting and election. Ms. Bender said both.

Apartment Transfer- 1371/apt. 14D Ms. Curwen daughter is requesting a transfer for her mother. (Rita Curwen) she was offered 9C in 1371. Ms. Carmen Curwen refused this apartment. Now she is requesting 1381/apt. 13D The present apartment in which Carmen Curwen resides. Ms. Carmen is transferring to apt. 13F. Ms. Joseph stated they requested a 3-bedroom apartment for the mother but was denied because they did not meet the occupancy allotment. Wright stated they meet the requirements for a two-bedroom apartment, the grandson

lives with the grandmother. Ms. Joseph stated she doesn't see this as an issue. Ms. Williams stated it is up to the discretion of the housing company when transferring apartments. Ms. Padmore asked Ms. Joseph if all the paperwork had been sent in. Ms. Joseph stated it hasn't it taking a long time to get it, but she would speak with the daughter tomorrow.

Ms. Padmore asked if they knew they must pay for each apartment up front.

Ms. Joseph said yes, and she asked them for a list of things (bank statement etc....)

Ms. Padmore said Michael suggested they take apt. 13D in 1381.

Mr. Wright stated there is a new policy from HCR that states when transferring internally you can use the monies from the old apartment to pay for the new one.

Ms. Williams stated she believes this is the new policy but would recheck with her supervisors to be sure. Ms. Powell asked if they were on the transfer list.

Ms. Joseph stated both mother and daughter are at the top of the list.

Accountant Increase- The accounting firm (Schaffer & Moss) has requested a monthly increase of \$100.00.

Motion- Mr. Wright motion that the accounting firm of Schaffer & Moss receive a \$100.00 increase a month, 2nd Mr. Campbell All ayes Motion Carried

Committee Report -

Event Committee- Ms. Padmore spoke on behalf of Ms. Johnson. The committee is requesting \$150.00 for the children's easter celebration. She is also requesting \$200.00 for the Mother's Day celebration.

Motion- Ms. Fields made a motion to give the event committee the \$150.00 for the children's Easter celebration and give the committee \$200.00 for the Mother's Day celebration. 2nd Mr. Wright All ayes Motion Carried

Community Room- Ms. Joseph asked if the community room was open for rent.

Mr. Bender stated the office has the new agreement, but there was some work that had to be done. Ms. Joseph stated she would check on that tomorrow. Mr. Campbell stated the room was suitable when they had the affair for Ms.

Buncamper. Ms. Joseph asked who handles the renting of the room management or the board. Mr. Bender stated management handles renting the room for events.

Security=- Mr. Campbell stated security is requesting lockers. Ms. Padmore stated Ms. Johnson said there are lockers in the porter room at 1381 that aren't being

used that security could use. Ms. Joseph asked where they would be relocated. Ms. Padmore stated she believes it's the room across from the laundry room. Mr. Wright said he thinks it's the storage room where garbage is placed before being taken out. Mr. Campbell asked Ms. Joseph to check out these locations and let the board know of her findings. Ms. Padmore stated the room they are presently using gets full of water from the laundry room, that's the issue. Mr. Wright stated the idea is to correct as well as make the room usable without infringing on anyone.

Storage Bins-Ms. Fields asked Ms. Padmore if Ms. Johnson asked her to speak about storage bins. Ms. Padmore stated Ms. Johnson is away and tried to come in at the meeting but was able to when she returns at the next meeting you can ask her.

Maintenance Committee Report- Ms. Powell stated she has had a meeting with the committee but is waiting to give a presentation.

Motion to adjourn by Mr. Campbell 2nd Mr. Wright All ayes Motion Carried

Submitted by,

Christina Johnson, Board Secretary

Minutes were obtained from recording.